



Zoning Commission

January 11, 2021

7:00 PM

- I. Call to Order
- II. Approval of Minutes: December 14, 2020
- III. Election of Officers for 2021
 - A. Chair
 - B. Vice Chair
 - C. Secretary
- IV. *Consideration of Revised PUD Stage 1 & PUD Stage 2 Site Plan for Villages of Hopewell Valley Section E*
- V. Adjourn





Zoning Commission
Notice of Public Hearing

Date of Meeting: **January 11, 2020**

Time of Meeting: 7:00 PM

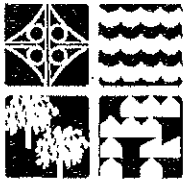
Location of Meeting: Hamilton Township Administration Building,
7780 South State Route 48, Maineville, OH 45039

Request: The Hamilton Township Zoning Commission has scheduled a Public Hearing to consider a Revised PUD Stage 1&2 Plan for the Villages of Hopewell Valley Section E.

The plans for the project are available for review at the Administration Building Mon- Fri 8:00 AM and 4:30 PM.

**Due to COVID-19 Protocols and limited seating capacity, those who would like to provide comments on this proposal are strongly encouraged to email akraemer@hamilton-township.org in lieu of attending the meeting. These comments will be entered into the official meeting record.*

Alexander Kraemer
Economic Development & Zoning Director



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

December 21, 2020

Alex Kraemer
Hamilton Township
7780 S. ST. Rt. 48
Maineville, Ohio 45039

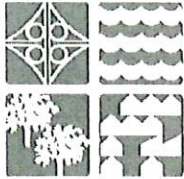
Dear Mr. Kraemer:

This letter is regarding the **Villages of Hopewell Valley Revised PUD Stage 1 and Stage 2** in Hamilton Township.

At its meeting on December 17, 2020 the Warren County Regional Planning Commission (RPC) Executive Committee voted, with a vote of 9 aye, 2 no, 1 abstain, to recommend approval to the Hamilton Township Zoning Commission subject to the following conditions:

1. The development shall comply with the Warren County Subdivision Regulations and the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Valley Planned Unit Development Standards and Policies noted on Exhibit D.
2. Hamilton Township revises Resolution # 96-414 to include the modified Planned Unit Development Standards as illustrated on Exhibit D.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed by the Warren County Engineer's Office and approved by O.D.O.T.
4. The proposed cul-de-sac located towards the western perimeter of Parcel E, shall be revised to a stub street, extending to the perimeter of Parcel E. This street re-configuration shall be illustrated on the PUD Stage 1 and 2 Plan and future Preliminary Plan.
5. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
6. A HOA shall be established to own and maintain common open areas and entryways.





Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (513) 695-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

If you have any questions regarding this action, please contact this office.

Sincerely,

Douglas Obringer
Planner II



December 3, 2020

Mr. Alex Kraemer
Director of Economic Development and Zoning
Hamilton Township
7780 South State Route 48
Hamilton Township, Ohio 45039

RE: Revised Stage 1 PUD Plan
Stage 2 Plan for Parcel E
The Villages of Hopewell Valley
Parcel E
MSP No. 19637.00

Dear Mr. Kraemer:

On behalf of the applicant, D.R. Horton – Indiana LLC, we are pleased to submit the attached Revised Stage 1 and Stage 2 PUD documentation that includes Parcel E in which we propose a change in use from 200 multi-family residential units to 68 single family residential homes. The site is located east of the existing roundabout.

The following revisions were submitted on April 29, 2020

- The proposed minimum lot width and area are 50 feet and 6,000 square feet respectively having a minimum front yard setback of 25 feet. The rear and side setbacks are 5 and 20 feet respectively.
- Mounding has been modified and a storm water quality basin has been added near Belwood Lane.
- Lot 273 in Parcel C was eliminated due to grading constraints.
- An asphalt connection path has been made to the existing path west of lot 16 in Parcel A-1 to the Little Miami School District property.

Since the submittal, the applicant was not successful in acquiring access through the HOA property south of the existing round about therefore the revised plan proposes access from Route 22 / 3.

Existing Storm Water Quantity Management was provided for the entire development during the earlier phase. Three Storm Water Quality basins are proposed in Parcel E in order to treat storm water runoff for the 0.9 inch and below rainfall events.

Enclosed herewith are the following-

- 9 copies of the Revised Stage 1 Plan (full size)
- 9 copies of the Revised Stage 1 Plan (11"x17)
- 9 copies of the Parcel E Stage 2 Plan (full size)
- 9 copies of the Parcel E Stage 2 Plan (11"x17)
- 9 copies of the Parcel E Landscape Color Exhibit (full size)
- 9 copies of the Parcel E Landscape Color Exhibit (11"x17)
- 9 copies of the Revised PUD Standards
- Stage 1 and Stage 2 Applications including the Property Owner's Affidavit
- Check in the amount of \$1,000.00
- 1 disk copy of the various documents

We request that the Warren County Regional Planning Commission and Hamilton Township Zoning Commission consider this application at their regularly scheduled December 17, 2020 and January 8, 2021 meetings.

Please contact me at 513-759-3247 if you require additional information. Thank you.

Sincerely,

McGill Smith Punshon, Inc.



Richard Arnold, LEED AP
Vice President, Land Development

Enclosures

cc: Chris McKinney, D.R. Horton-Indiana, LLC
cc: Tom Curran, D.R. Horton-Indiana, LLC

pdfelement



Application to the
ZONING COMMISSION
7780 South SR 48
Hamilton Township, OH 45039

PUD STAGE 2

APPLICANT

Name

Chris McKinney

Address

9210 N Meridian Street
Indianapolis, IN 46260

Phone Number 317.844-0433

Email CMcKinney@westport-home.com

OWNER

Name

D.R. Horton-Indiana, LLC

Address

8180 Corporate Park Drive, Suite 100
Cincinnati Oh, 45242

Phone Number 513.503-3115

Email tpcurran@drhorton.com

SUBJECT PROPERTY

Street Address

Route 2 and 3 Morrow, Ohio 45152

Parcel ID Number 17181000270

Acreage 22.597 acres

Current Zoning PUD

APPLICATION REQUIREMENTS

- Filing Fee
- Site plan drawn to scale showing subject property and all properties within 200 feet and including but not limited to the following:
 - o Proposed structures
 - o Proposed streets, drives, and parking areas
 - o Proposed stormwater management and erosion control measures
 - o Proposed open space and landscaping
- Any other relevant plans
- Statement explaining in detail the development plans for the property



Applicant Signature

12/2/20

Date

For Township Use Only

Preapplication Conference date _____

Application file date _____

Fee _____ Check Number _____ Receipt Number _____

Transmittal to WCRPC

Zoning Commission Meeting _____

Date of Legal Advertisement _____

Date of Notice to Adjoining Owners _____

Date of Public Hearing _____

Recommendation of the ZC Approved _____ Denied _____ Tabled _____

Trustees Meeting

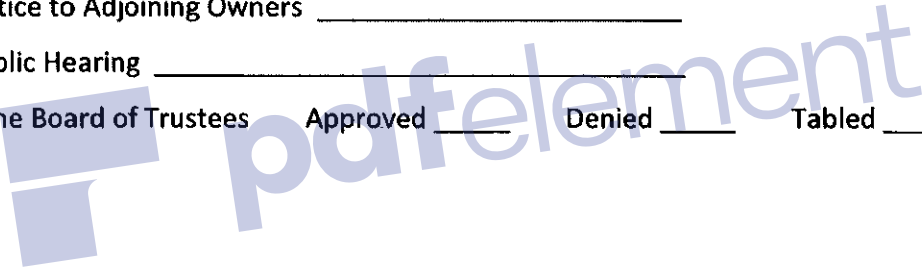
Date of Legal Advertisement _____

Date of Notice to Adjoining Owners _____

Date of Public Hearing _____

Action of the Board of Trustees Approved _____ Denied _____ Tabled _____

Additional Comments



PROPERTY OWNER'S AFFIDAVIT

STATE OF OHIO

COUNTY OF WARREN

I (we) D.R. Horton - Indians LLC

hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to Hamilton Township considering the attached application and approving the request for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the Hamilton Township Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the approval. I (we) authorize Hamilton Township to place a Public Meeting notification sign on the property. I (we) authorize Hamilton Township staff to enter and inspect the property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Thomas Curran

Signature

Thomas Curran

Printed Name

8180 Corporate Park Drive Suite 100

Street Address

Cincinnati, OH 45242

City, State, Zip Code

513 - 297 - 3462

Phone

Subscribed and sworn to before me this 2nd day of December 2020



DAVID KENNEDY Notary Public
Notary Public, State of Ohio
My Commission Expires
June 21, 2021

[Signature]

The HAMILTON TOWNSHIP ZONING COMMISSION

Revised Stage 1 PUD & PUD Stage 2 Site Plan

Villages of Hopewell Valley Section E (East)

January 11, 2020 at 7:00PM

- Owner:** D.R. Horton-Indiana LLC
- Applicant:** D.R. Horton-Indiana LLC & McGill Smith Punshon (MSP)
- Spokesperson:** Chris McKinney & Rich Arnold
- Location:** Route 22 & 3
- Size:** 22.597 acres
- Zoning:** R-3 Multi-Family Residence Zone
- Request:** PUD Stage 1 revised site plan approval for a residential development
- History:** The Village of Hopewell Valley PUD was originally approved in 1996. Section E of that original approval called for 200 future Multi-Family units. This new PUD Stage 1 is seeking to replace those Multi-Family units with 68 Single Family Patio Homes to be built by D.R. Horton.

On April 29, 2020 the following revisions were submitted:

- The proposed minimum lot width and area are 50 feet and 6,000 square feet, respectively, having a minimum Front yard setback of 25 feet. The Side Setbacks are 5 feet/10 feet total minimum and Rear setback is 20 feet.
- Mounding has been modified and a storm water quality basin has been added near Belwood Lane.
- Lot 273 in Parcel C was eliminated due to grading constraints.
- An asphalt connection path has been made to the existing path west of Lot 16 in Parcel A-1 to the Little Miami School District property.
- Since this submittal, the applicant was not successful in acquiring access through the Villages of Hopewell Valley HOA property south of the existing roundabout, hence the revised plan proposes access from State Route 22 & 3.
- Existing Storm Water Quantity Management was provided for the entire development during the earlier phase.
- The Storm Water Quality Basins are proposed in Parcel E in order to treat storm water runoff for the 0.9 inch and below rainfall events.

Project Summary: The Owner and Applicant seek approval for major and minor modifications to a previously approved PUD Stage 1 site plan.

Project Description: The proposed PUD site plan modifications pertain to portions of a residential development commonly known as the Villages of Hopewell Valley. The original PUD Stage 1 site plan for the 140-acre development was approved by the Hamilton Township Board of Trustees in 1996 pursuant to Resolution #96-414.

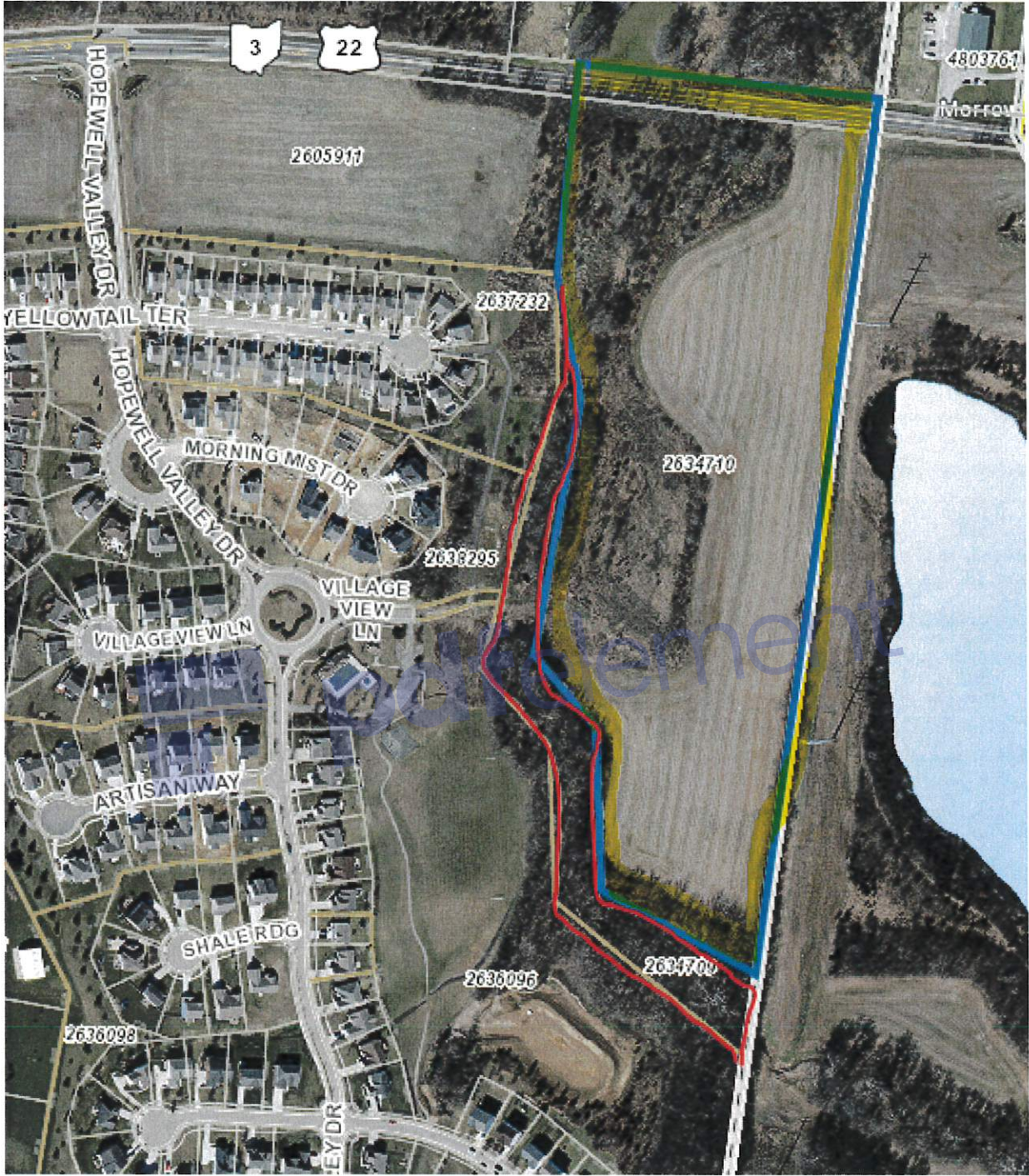
The portion of the development which is the subject of the proposed major modification is identified as “Parcel E” on the site plan. Parcel E was initially reserved for future development of 200 multi-family units. The Applicant now proposes to develop 68 single-family residential units on the parcel, as depicted on page 4 of the Staff Report.

The minor modifications pertain to portions of the development identified as “Parcel A-1,” “Parcel B” and “Parcel C” on the site plan. The Applicant proposes modifying the site plan with respect to Parcel A-1 to extend a pedestrian pathway and make certain mounding adjustments, as depicted on page 5 of the Staff Report. The Applicant proposes modifying the site plan with respect to Parcel B by making further mounding adjustments, as depicted on page 5 of the Staff Report. The Applicant proposes modifying the site plan with respect to Parcel C by removing one residential lot from the subdivision, as depicted on page 5 of the Staff Report.

Site Aerial:



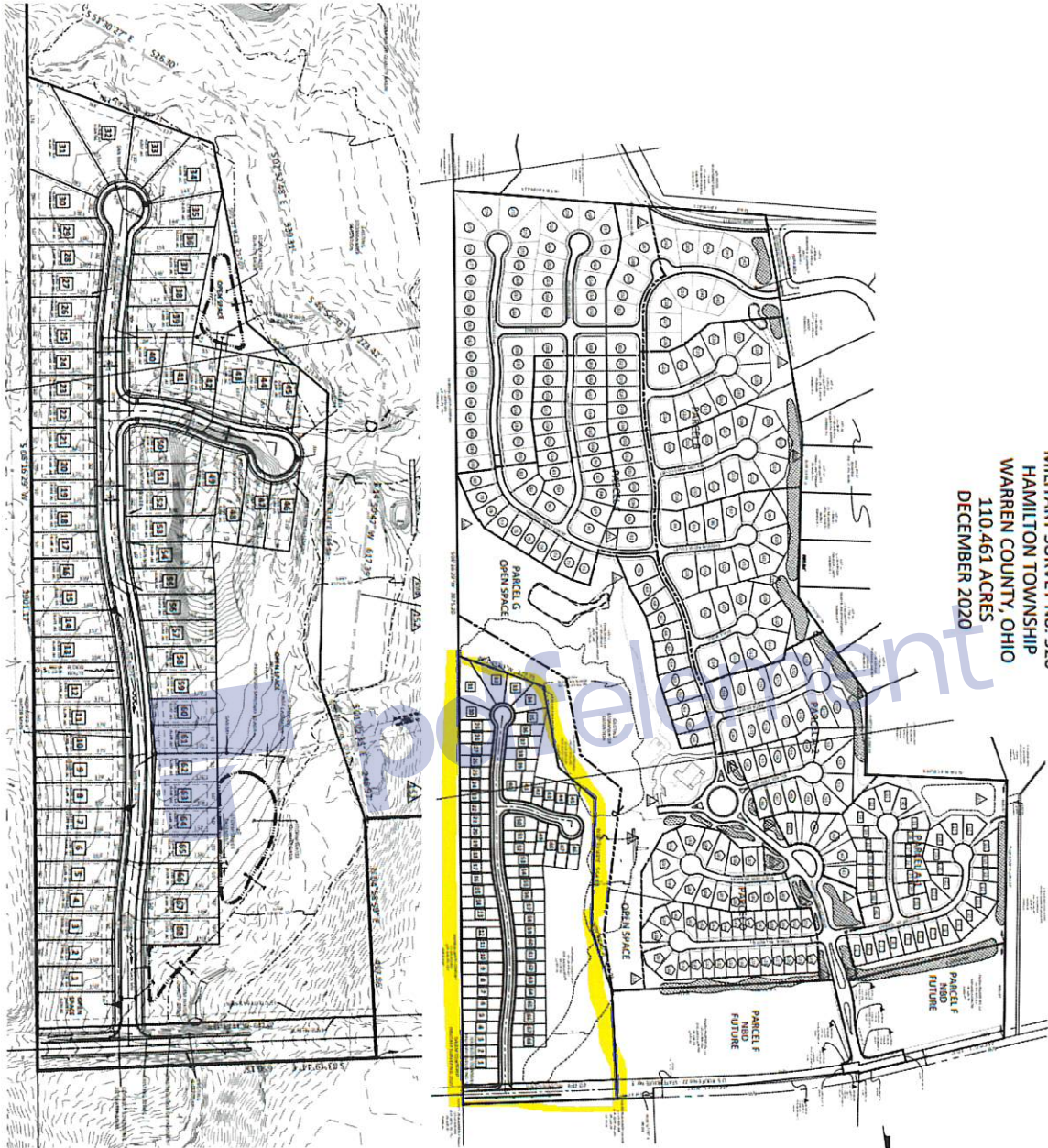
Section E Aerial:



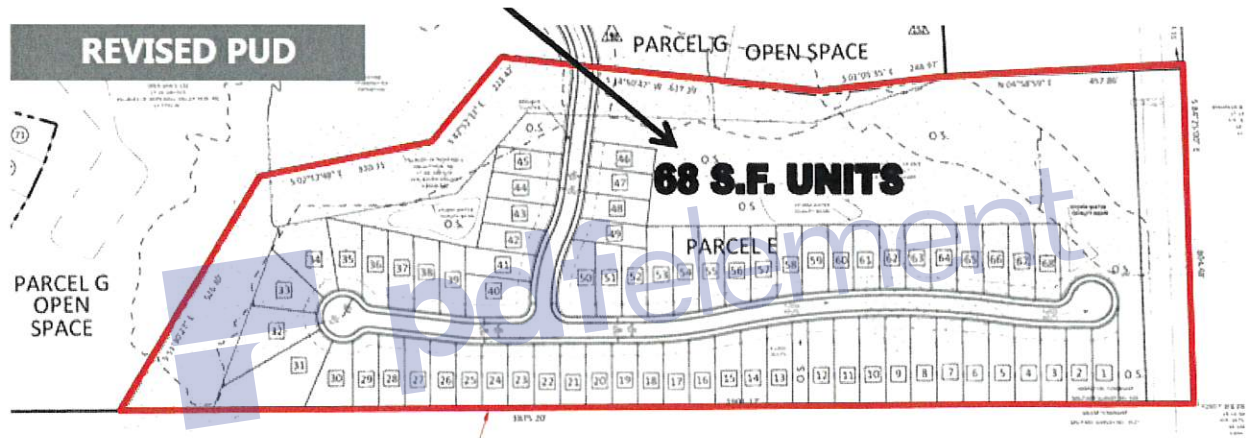
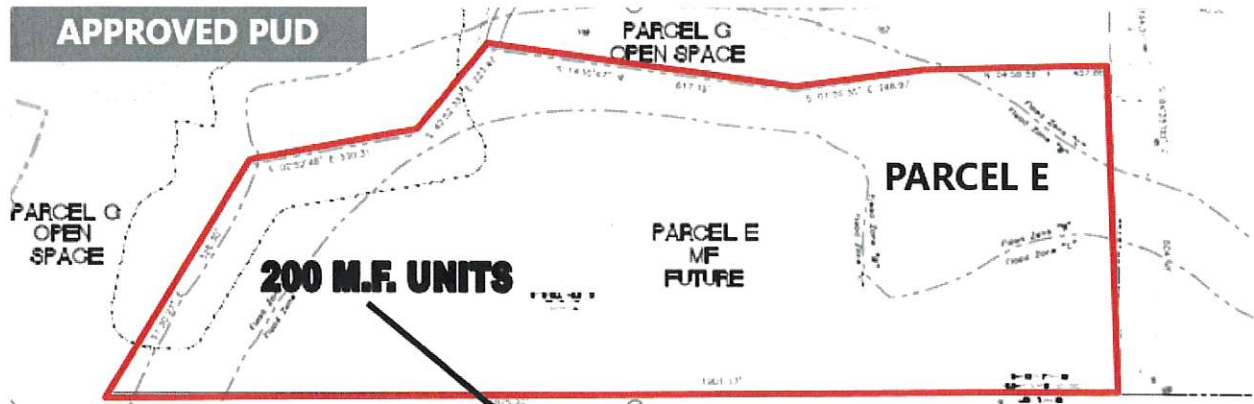
Yellow highlighted area = Villages of Hopewell Valley Section E/East

Red outlined area = Open Space owned by Villages of Hopewell Valley HOA

Revised PUD Stage 2 Site Plan:



Proposed Major Modification:



PUD Sketch Plan Review Criteria:

F. Review Criteria for PUD Sketch Plan

The following criteria shall be used in recommendations and decisions regarding the PUD sketch plan:

- (1) The PUD sketch plan is consistent with the intent and purposes of the zoning code to promote public health, safety, morals, community stability and the general welfare of Hamilton Township.
- (2) The PUD sketch plan is consistent with the Hamilton Township Land Use Plan and Warren County Thoroughfare Plan.
- (3) The uses proposed will not be detrimental to the present surrounding uses or to the uses authorized under the zoning code for the surrounding real estate, and will be harmoniously related to the surrounding area.
- (4) The PUD sketch plan provides adequate safeguards to protect the general public, owners, and occupants of nearby real estate from nuisances, noise, air pollution, water pollution, soil pollution, visual blight or any other environmental contamination.
- (5) The uses proposed will not be detrimental to existing and potential future surrounding uses and will be harmoniously related to the surrounding area.
- (6) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the township, and the zoning commission and trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate better traffic flow between individual developments in conjunction with the Warren County Engineer's Office.
- (7) The minimum common open space areas have been designated in accordance with the provisions of this chapter. The PUD sketch plan shall provide for the preservation of as many trees as practicable.
- (8) The PUD sketch plan may vary from the requirements of the zoning code upon approval by the board of township trustees of the sketch plan.

RPC Recommendation – APPROVAL with the following conditions:

At its meeting on December 17, 2020 the Warren County Regional Planning Commission (RPC) Executive Committee voted, with a vote of 9 aye, 2 no, 1 abstain, to recommend approval to the Hamilton Township Zoning Commission subject to the following conditions:

1. The development shall comply with the Warren County Subdivision Regulations and the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Valley Planned Unit Development Standards and Policies noted on Exhibit D.
2. Hamilton Township revises Resolution # 96-414 to include the modified Planned Unit Development Standards as illustrated on Exhibit D.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed by the Warren County Engineer’s Office and approved by O.D.O.T.
4. The proposed cul-de-sac located towards the western perimeter of Parcel E, shall be revised to a stub street, extending to the perimeter of Parcel E. This street re-configuration shall be illustrated on the PUD Stage 1 and 2 Plan and future Preliminary Plan.
5. A stormwater management plan shall be reviewed and approved by the Warren County Engineer’s Office.
6. A HOA shall be established to own and maintain common open areas and entryways.

Warren County Engineer’s Office Conditions

- Staff is not aware of any conditions at this time

Ohio Department of Transportation

- Staff is not aware of any conditions at this time

Warren County Soil & Water Conservation District

- Staff is not aware of any conditions at this time

Warren County Water & Sewer Department

- Staff is not aware of any conditions at this time

Staff Recommendation – APPROVAL subject to the following conditions:

- Compliance with the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Planned Unit Development Standards and Policies set forth in Resolution #96-414.
- Compliance with recommendations from Warren County Regional Planning Commission (RPC).
- Compliance with recommendations from Hamilton Township Zoning Commission.
- Compliance with all Warren County and ODOT Conditions.
- Villages of Hopewell Valley Section E be renamed “Villages of Hopewell Valley East” to avoid potential legal issues with the Villages of Hopewell Valley HOA, who has legal rights to that name and logo.



Appendix A: Villages of Hopewell Valley PUD Standards and Policies

1. Approval of a Planned Unit Development shall mean approval of the land use areas, and shall not include approval of the site plan, as this is a matter for Stage 2 and 3 of the Planned Unit Development.
2. Mr. Chris McKinney shall be the spokesman for the Planned Unit Development in all dealings with Hamilton Township, regardless of the number of landowners within the project. Mr. Chris McKinney may delegate his role as spokesman to another individual and shall notify the Hamilton Township Zoning Inspector of such change. In any event, only one spokesman will be recognized by Hamilton Township as representing the Planned Unit Development.
3. A final detailed site plan shall be approved in accordance with the procedure set forth in Section 3.6 of the Hamilton Township Zoning Code.
4. Compliance with all the Hamilton Township Trustee's conditions and requirements that may be set forth by the Hamilton Township Trustees in its resolution granting the Planned Unit Development District and compliance with requirements of Chapter 5 of the Hamilton Township Zoning Code.
5. Prior to the approval of the final site plan, the developer shall expand and/or upgrade the following: water system, water treatment and storage facilities, sanitary sewers, and wastewater treatment facilities that are necessary to serve the development, as determined by the Warren County Sanitary Engineer.
6. The frontage and yard requirements will be as follows for the R-3 Zoning District:
 - a) Parcel A will have a frontage of 55'; Front Yard of 30'; Side Yard of 10' total/ 2' minimum on either side and a Rear Yard of 10'.
 - b) Parcel B will have a frontage of 80'; Front Yard 50'; Side Yard of 16' total/ 5' Minimum either side and a Rear Yard of 30'.
 - c) Parcel C will have a frontage of 65'; Front Yard of 40'; Side Yard of 13' total/ 5' Minimum on either side and a Rear Yard of 30'.
 - d) Parcel D the frontage doesn't apply; Front Yard of 25'; Side Yard 20' between buildings and a Rear Yard of 20' to Property Line.
 - e) Parcel E will have a frontage of 50'; Front Yard of 25'; Side Yard of 10' total /5' Minimum on either side and a Rear Yard of 20'.
 - f) Parcel F the frontage doesn't apply; Front Yard of 50'; Side Yard of 20' to Property Line; and the Rear Yard 20' to the Property Line.
7. All portions of the principle structure of the residential properties, including fireplaces, porches and decks shall be within the minimum setback requirements of the lot, as applicable, and based upon the setbacks listed in item No. 6.
8. A landscaped berm shall be constructed on the West property line of Parcel A-1 adjacent to the Little Miami High School site, as a buffer screen.

9. An asphalt path will be extended to the west property line of Parcel A-1 to the Little Miami High School site.
10. The overall density of the development shall not exceed 2.7 dwelling units per acre.
11. Dedicated open space shall be no less than 23.7 acres.
12. A minimum of 90% of all the dwelling units located in Parcels A, B, C, and D will be owner occupied.
13. There will be commercial area dumpsters located on Parcel F only that will be screened from the public.
14. Mounding is exempt from the requirements of Section 8.4.4 (C) Earth Mounds, of the Hamilton Township Zoning Code. Mounding shall comply with the below standards and the illustrations on Exhibit 1.
 - a) There will be a 20' wide mounding at a minimum height of 3' and maximum of 6' for Parcel F along the South property Line.
 - b) There will be a 25' wide mounding at a minimum height of 3' and a maximum of 6' for Parcel A-1 along the West property line, except for where the asphalt path is extended to Little Miami School site and south of the path.
 - c) There will be a 35' wide mounding at a minimum of 3' and a maximum of 6' for Parcels A-2, and B, along property line abutting The Estates of Belwood properties and the Little Miami School District (PIN 17181000040) property.
 - d) All mounding to be constructed in accordance with engineering surveys and Warren County Engineer's Office.
 - e) On the mounds of 20', 25', and 35', in width, trees will be planted every 25'; alternating 2" caliber shade trees with 8' to 10 pine trees.
 - f) The 35' berm on the east side of the Belwood Lane access will contain at a minimum the following:
 - I. Six ornamental flowering trees of 1.5" caliber.
 - II. Six shade trees of 2" caliber.
 - III. Nine evergreens, spruce and fir of 10' to 12' tall.
 - IV. Twelve Burning Bush shrubs.
 - V. Ten Viburnum Shrubs
 - g) Upon completion of grading of development plan for each section, and prior to start of new home construction the developer will complete the mounding for that section.
15. There will be a requirement for a Merchants Association for the B-2 zone.
16. There will be a 25' wide dedicated green space along the North property line separating Parcel E from U.S. 22 and S.R.3, however an entry feature may be included within the green space. Where natural vegetation does not exist a stand of either 2" caliber ornamental flowering trees or 2" caliber shade trees will be provided.

17. Parcel F (B-2) area will be covered with grass and wildflowers until developed.
18. There will be extensive work done to try to get the speed limit lowered along U.S. 22 and S.R.3.
19. There will also be signs placed at Belwood Lane access for No Construction Traffic and there will be a penalty for those who violate it.
20. The recreation facilities will be put in before the first certificate of occupancy is issued.
21. The minimum open space will be 23.7 acres.
22. The Construction Traffic Road will be off of U.S. 22 and S.R. 3 and will run within the Hopewell Valley Drive right of way.
23. There will be \$100.00 for each Occupancy certificate held in a trust account, set up by the Developer, and will be designated to be used by Little Miami High School for Science Lab Equipment and Lab Materials.
24. The number of dwelling units will be no more than 350 for the entire acreage.
25. This development will not start until One (1) year in sales has taken place for the Village on The Green Project.
26. Parcels A, B, and C, will have sidewalks along both sides of the streets.
27. There will be a street lighting district established for the entire development.
28. The streets in Parcels A, B, C, D, and E will conform to Warren County Roads Standards and will be turned over to Hamilton Township for maintenance, and the private streets will be built to conform to Warren County Standards for roads under their specification.
29. There will also be signs placed, with the approval from the Ohio Department of Transportation for fog warning area.
30. The summary of the development will be as follows:
 - a) PARCEL A-1 Single-Family Dwellings over 12.8 acres with a density 3.6 units per acre and a maximum of 45 units.
 - b) PARCEL A-2 Single-Family Dwellings over 12.1 acres with a density 3.2 units per acre and a maximum of 38 units.
 - c) PARCEL B Single-Family Dwellings over 25.9 Acre with a density of 2.2 units per acre and a maximum of 57 units.
 - d) PARCEL C Single-Family Dwellings over 28.2 acres with a density of 3.6 units per acre and a maximum of 99 units.
 - e) PARCEL D Single-Family Dwellings, over 9.5 acres with a density of 4.5 units per acre and a maximum of 43 units.

- f) PARCEL E Single -Family Dwellings over 25.7 acres, with a density of 2.8 units per acre and a maximum of 68 units.
- g) PARCEL F Retail over 15.9 acres with a B-2 PUD Zoning.
- h) PARCEL G with 23.7 acres and a R-2 PUD zoning for open space.

The maximum overall density for the entire PUD will be a maximum of 350 units or 2.7 units per acre average.



THE VILLAGES OF HOPEWELL VALLEY PLANNED UNIT DEVELOPMENT REVISED STAGE ONE PLAN

SITUATED IN
MILITARY SURVEY No. 520
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
1.10.461 ACRES
DECEMBER 2020



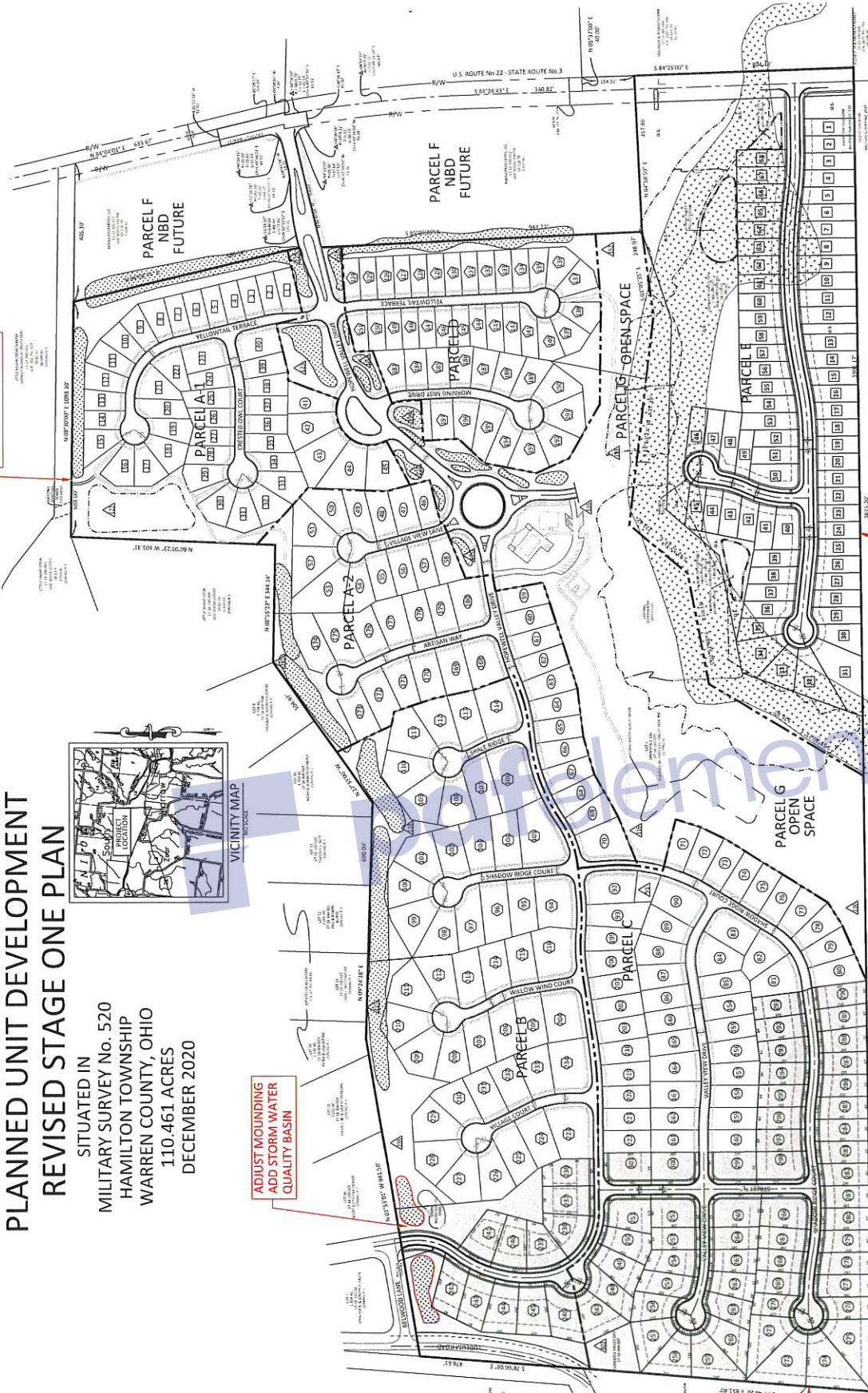
ADJUST MOUNDING
EXTEND ASPHALT PATH

ADJUST MOUNDING
ADD STORM WATER
QUALITY BASIN

LOSE
ONE LOT

PARCEL E
SINGLE FAMILY USE

ADJUST MOUNDING
EXTEND ASPHALT PATH

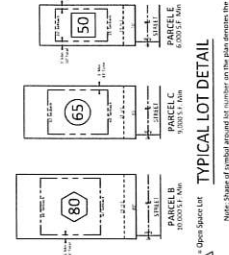


LEGEND

- UNDEVELOPED LOTS
- EARTH MOUNDS
- ZONE X BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ON LEVELS FROM 1% ANNUAL CHANCE FLOOD PERMISSIBLE TO FEMA MAP PANEL NUMBER 3958C032E EFFECTIVE DECEMBER 17, 2010

GENERAL NOTES

- ZONING CLASSIFICATION IS RURAL RESIDENCE "R-37" AS A P.U.D. APPROVED BY HAMILTON TOWNSHIP TRUSTEES RESOLUTION #98-417 EFFECTIVE ON 04/17/1996.
- MAXIMUM BUILDING HEIGHT: 35'
- PUBLIC WATER SUPPLIED BY WESTERN WATER COMPANY; SANITARY SUPPLIED BY WARREN COUNTY SYSTEM
- THE MINIMUM FRONTAGE SHALL BE MEASURED AT THE BUILDING SETBACK LINE.
- EXISTING TOPOGRAPHY FROM AERIAL SURVEY.
- LANDSCAPING ALONG THE ADJACENT PROPERTY LINE WITH THE ESTATES OF BELWOOD AND THE MILLER PROPERTY SHALL CONFORM, AT A MINIMUM, TO THE REQUIREMENTS OF HAMILTON TOWNSHIP RESOLUTION #98-417.



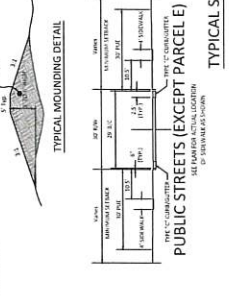
DEVELOPMENT SUMMARY

PARCEL USE	ACRES	DENSITY	UNITS
A2	12.80	3.6	46
A3	12.80	3.7	48
B	12.80	3.8	50
C	28.21	3.4	96
D	28.21	3.5	97
E	50.70	2.8	142
F	50.70	2.8	142
G	50.70	2.8	142
TOTAL	138.20	2.7	350

39.47 acres of open space reserves for a total of 21.7 acres of open space.

LOTS CONSTRUCTED

PHASE	LOTS
1	154-167
2	168-178
3	179-198
4	199-218
5	219-235



OWNER (UNDEVELOPED)
DR. WALTER W. WILSON, LLC
3810 COLONIAL PARK DRIVE SUITE 100
HAMILTON, OHIO 45022
513.393.1315

PLANNER/ENGINEER/SURVEYOR
KEGEL SMITH PATRICKSON
200 PARKWAY EAST SUITE 100
HAMILTON, OHIO 45022
513.393.0024

BENCHMARK
INVERT OF EXISTING SANITARY MANHOLE
200 PARKWAY EAST SUITE 100
HAMILTON, OHIO 45022
ELEVATION 465.57

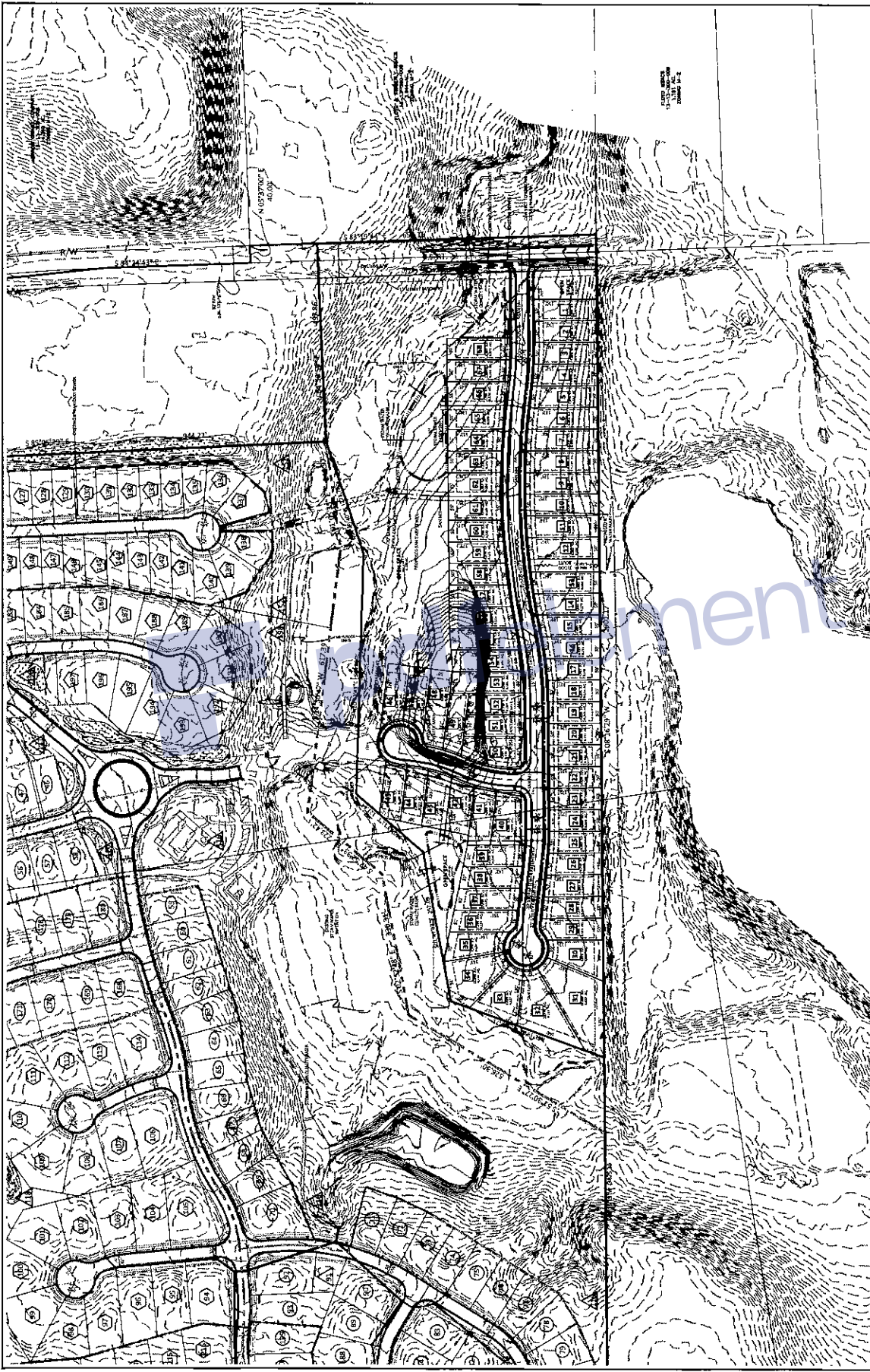
Remove Watermark Now

THE VILLAGES OF HOPEWELL VALLEY
REVISED STAGE ONE PLAN
MILITARY SURVEY No. 520
WARREN COUNTY, OHIO

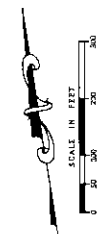
DATE: 12/17/2020
SCALE: AS SHOWN
PROJECT: THE VILLAGES OF HOPEWELL VALLEY
SHEET: 1 OF 1

Remove Watermark Now

PLAN	037.00
Project No.	1110
Sheet No.	2
File Number	10627



Ohio
 Utilities
 Protection
 DIVISION
 1-800-362-2764
 www.ohio.gov



THE VILLAGES OF HOPEWELL VALLEY

PARCEL E
SITE PLAN RENDERING

PROJECT NUMBER: 1987.00 | DATE: 03.26.20



McGill Smith Punshon

D.R. HORTON
America's Builder



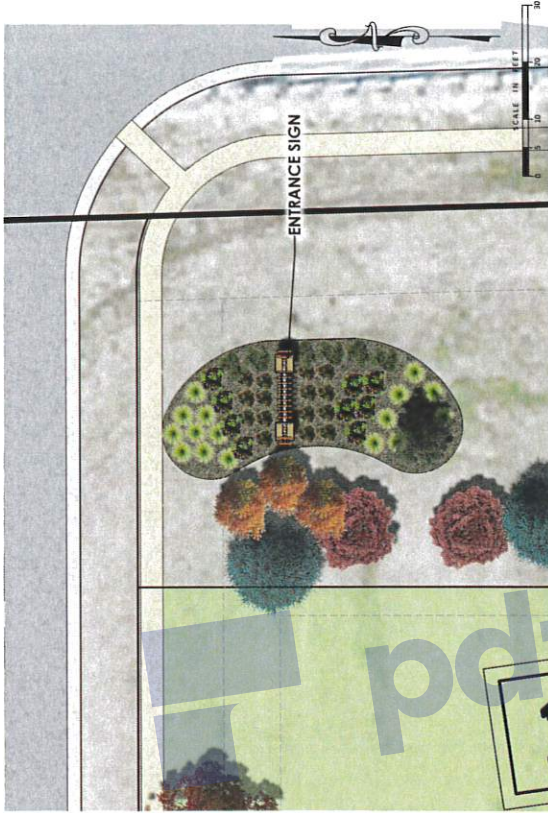
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**THE VILLAGES OF
HOPEWELL VALLEY
PARCEL E - ENTRANCE
SITE PLAN RENDERING**

PROJECT NUMBER: 19637.00 | DATE: 03.26.20
MSP
 DESIGN
 McMill Smith Purshon

D.R. HORTON
America's Builder



ENLARGED ENTRANCE LAYOUT AND LANDSCAPE
 SCALE: 1" = 20'



ENTRANCE LANDSCAPE AND LAYOUT
 SCALE: 1" = 20'



ENTRANCE SIGN
 1/2" = 1'-0"

P-1.01
 ELEVATION

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